

**Planning Board  
Meeting Minutes  
January 17, 2023  
6:30 PM-8:11 PM**

**Planning Board Present:** Chairman Mark Silverberg, Jon Pezzoni, Hazel Nourse, Peter Bouchard, John Gelcich

**Also present:** Jim Robbins-Town Planner, Kristen Belanger-Planning Dept. Administrative Assistant

**Not present:**

The regularly scheduled meeting of the Westborough Planning Board was held in Great Hall of the Forbes Building at 45 West Main St, Westborough, MA 01581 on Tuesday, January 17, 2023. Chairman Silverberg convened the meeting at 6:30 PM.

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TOWN OF WESTBOROUGH

**Continuation of Public Hearing for Earth Moving Permit, 25 Gleason**

Chairman Silverberg read the letter dated 1/13/23 from the applicant requesting a continuance.

**Member Bouchard made a motion that the Planning Board continue the public hearing for the Earth Moving Special Permit for 25 Gleason Street to Tuesday February 28, 2023 at 6:30pm as requested by the applicant. Member Nourse seconded.**

**Vote: 5-0**

**De minimis change to Approved Site Plan for 64 Otis**

Mr. Robbins summarized. This is minor change and does not require a public hearing.

Kristine Hung with Riemer & Braunstein and Grady Capabianco from Atlantic Management presented.

The Applicant is adding an additional loading dock door to accommodate a refuse auger. This will require moving the curb 6 feet to the south, relocating an emergency access gate, and relocating a light pole and retaining wall. None of the approved parking spaces will change. The impervious area will not change as well.

There is an additional 800 sq. ft. of impervious area but the calculation is so low there is no impact to stormwater.

The Planning Board finds that the changes proposed to the approved site plan at 64 Otis Street as requested in a letter to the Town Planner dated January 9, 2023 and as shown on a plan entitled "Sub Same Day Facility Westborough, Massachusetts, Site, Grading and Demolition Plan, Sheet C-121" dated 10/24/2022 are consistent with the previous Site Plan Approval issued by the Planning Board on November 9, 2021 and recorded in the Office of the Town Clerk on November 16, 2021 and are therefore de minimis in substance.

**Member Nourse made a motion that the Planning Board approve the de minimis change to the Site Plan for 64 Otis Street as shown on the plan entitled, "Sub Same Day Facility Westborough, Massachusetts, Site, Grading and Demolition Plan, Sheet C-121" dated 10/24/2022. Member Bouchard seconded.**

**Vote: 5-0**

**Decision for 180-182 Turnpike Site Plan Application**

Marshall Gould with Riemer & Braunstein and Ashley Pegram representing the Applicant attended.

Mr. Robbins reviewed the decision.

Chairman Silverberg mentioned that he would like the Fire Dept. to have the opportunity during demolition to use it for training purposes if they sit fit. Walker Meadow should be notified if a training event is scheduled.

Tom Persia 1 Shaker Way

He is confused about what is getting approved today.

Last revision date is 12/16/22. There were 14 changes referenced in the conditions of the approval.

Mr. Robbins stated we reference all versions of the plans in the decision to make sure all amendments are included.

Mr. Persia is concerned about the placement of the plantings, he asked for someone to point out the final determination.

- Chairman Silverberg pointed out the plantings designated on the plan.

He was also concerned about snow storage. There was a shaded area added to the plan designating this area. This sheet was added after 12/16 and needs to be added to the As Built set. Mr. Robbins will post the decision on the Planning Dept. webpage.

Ed Allcock- Counsel for Walker Meadow. Mr. Allcock asked if he could get a copy of the conditions.

Mr. Robbins assured Mr. Allcock he will get a draft copy of the decision.

**Member Gelcich made a motion to close the public hearing for 180-182 Turnpike Site Plan Review. Member Pezzoni seconded.**

**Vote: 5-0**

**Member Bouchard made a motion that the Planning Board approve the Site Plan Review Decision for TTHY Westborough, LLC. at 180-182 Turnpike Road dated January 17, 2023, with any edits and/or additions made or referenced during this evening's Planning Board Meeting. Seconded by Member Pezzoni.**

Discussion:

Member Nourse read a statement. The project as proposed will have a detrimental effect on the health, welfare and safety of the neighborhood. The proposed use will overburden the property as the need to park and use the property for approximately 435 vehicles and attendant truck traffic seems excessive for

the size of the property. The environmental impact due to its excessive use will potentially cause light pollution, gas fumes, and vehicle sounds which will negatively affect the residential development located in close proximity to the proposed project. I continue to be concerned about the effect of the entrance and exits of large carriers on Rte 9 due to the topography at that section of Rte 9 and do not feel that it is and will continue to be a safety problem for traffic on Rte 9 in that area.

**Vote: 4-1**

Member Nourse opposed.

#### **Continuation of Public Hearing for 165 Flanders Site Plan Application**

Chairman Silverberg read the letter dated 1/13/2023 from the applicant requesting to continue to 2/7/2023 into the record.

Mr. Robbins mentioned Conservation will want to comment on this.

**Member Bouchard made a motion that the Planning Board continue the public hearing for the Site Plan Review Application of 165 Flanders Road to Tuesday February 7, 2023 at 6:30pm as requested by the applicant. Member Nourse seconded.**

**Vote: 5-0**

#### **Preliminary Subdivision Plan for 48 Flanders Rd. (Waterman Design)**

Chairman Silverberg read the letter from the applicant dated 1/13/2023 to continue to 2/7/2023 into the record.

**Member Nourse made a motion that the Planning Board continue its discussion of the proposed Preliminary Plan for a residential subdivision at 48 Flanders Road to Tuesday February 7, 2023 as requested by the Applicant. Member Pezzoni seconded.**

**Vote: 5-0**

#### **Continuation of Public Hearing for 190-212 Oak St Site Plan Application**

Chairman Silverberg read the letter from the applicant dated 1/16/2023 into the record.

Mr. Robbins would like to recommend a work session to discuss progress of the project. Chairman Silverberg and Member Bouchard will attend.

Member Gelcich would like them to impress upon Mr. Ansari that he needs to make sure abutter notifications are sent in the envelopes. His was empty in Hopkinton.

**Member Bouchard made a motion that the Planning Board continue the public hearing for the Site Plan Review Application for 190-212 Oak Street and the public hearing to Modify Special Permit T-OV#2014-1 for Village Commons at 1 Gleason Street to Tuesday February 7, 2023 at 6:30pm as requested by the applicant. Member Pezzoni seconded.**

**Vote: 5-0**

**Modification to Special Permit Village Commons**

**Member Bouchard made a motion that the Planning Board continue the public hearing for the Site Plan Review Application for 190-212 Oak Street and the public hearing to Modify Special Permit T-OV#2014-1 for Village Commons at 1 Gleason Street to Tuesday February 7, 2023 at 6:30pm as requested by the applicant. Member Pezzoni seconded.**

**Vote: 5-0**

**Reappointment of Planning Board Members to various Town committees**

**CMRPC delegates**

**Chairman Silverberg made a motion to reappoint the Town Planner as CMRPC alternate rep. and appoint Peter Bouchard as CMRPC delegate for a term to expire in June 2023. Member Nourse seconded.**

**Vote: 5-0**

**Design Review Board**

**Chairman Silverberg made a motion to appoint Member Nourse to Design Review Board for a term to expire in 6/2023. Member Bouchard seconded.**

**Vote: 5-0**

**Active Transportation & Safety Committee**

**Chairman Silverberg made motion to appoint the Town Planner to be the Active Transportation & Safety representative. Member Pezzoni seconded.**

**Vote: 5-0**

**Old/New Business**

**Town Planner Search Committee-**

**Member Gelcich may have a conflict of interest since he is a Planner in a neighboring town. He will wait until the final round to make a decision if he will participate.**

**Chairman Silverberg made a motion to appoint Hazel Nourse and Jon Pezzoni to the Town Planner Search Committee. Member Pezzoni seconded.**

**Vote: 5-0**

**Return of Unused Escrow**

**Chairman Silverberg made a motion that the Planning Board release and return the remaining balances held in an escrow account for the 80 Turnpike Road Special Permit Application and the 9 Otis Street Site Plan Review Application. Member Nourse seconded.**

**Vote: 5-0**

**Committee Member reports**

Chairman Silverberg wanted to make sure the board is aware of a proposal for Hocomocca Pond. The Fire Dept. has a proposal to use an existing building and renovate into a regional dispatch to service multiple towns funded by a state grant. There will be a minimal cost to the town and will save money over the long run.

Member Nourse would like to invite the Fire Chief to the next Planning Board meeting to make a presentation.

Master Plan Implementation Committee- subgroups have been working on priorities. The next meeting is Monday 1/23. A letter was sent out regarding expectations. At the following meeting, groups will report their priorities and then the larger group will negotiate.

Zoning Review subcommittee had a meeting last Thursday. The first article for recodification will be broken down into two articles. The first article will be no changes. The second article will be if they adopt substantive changes like fee conformance to state bylaws, word changes that have been reflected in the bylaws. They are considered substantive because they are new and not zoning changes.

Signage review will change from Historic Commission to Design Review Board.

Member Nourse asked if there was some way Mr. Robbins could give a short description on how the zoning bylaw has changed.

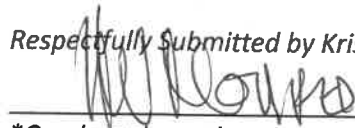
Mr. Robbins said there was a red line version but the consultant suggested not handing that out at town meeting. He will have an outline of changes instead that can be distributed.

This Thursday, Zoning Committee will vote to approve substantive changes. Then it goes to Town Counsel.

**Chairman Silverberg made a motion to adjourn the meeting at 8:11 pm. Member Nourse seconded.**

**Vote: 5-0**

*Respectfully Submitted by Kristen Belanger, Planning Dept. Admin. Assistant*



*\*One board member signature required for approval.*